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Community Preservation Act Committee  
FY17 Allocations and Recommendations  
to the City Council

City of Cambridge

September 19, 2016

# Community Preservation Act (CPA)

Funding provided for:

- Affordable Housing
- Historic Preservation
- Open Space



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# CPA: History

The Community Preservation Act (CPA) was created in 2000 by a state law (MGL Chapter 44B) to help cities and towns preserve the character of their community. The act allowed a 3% surcharge on Property Tax bills (with certain residential exemptions) to fund affordable housing, open space and historical preservation.

It was adopted by Cambridge voters in November 2001; the CPA Committee was formed by the City Manager March, 2002.

In July, 2012, amendments to the CPA legislation now allow for greater flexibility in use of CPA Open Space funds from the first 10% allocation, including active and passive recreational uses such as parks, playgrounds, community gardens and athletic fields.

Each year, at least 10% of annual CPA revenues shall be spent or set aside for later spending on open space, historic preservation and affordable housing. The remaining percentage can be used towards any of the three funding categories.

## Recommended FY17 CPA Appropriations and Allocations \$12,300,000

Local	State Match	CPA Fund Balance
\$8,600,000	\$1,600,000	\$2,100,000

### Summary of CPA Fund Allocations and Appropriations all Sources (Prop. Taxes, State Match, Reserves and Fund Balance (FY02-FY16))

	FY02-16 Local Funds	FY02-16 State Match	CPA Fund Balance	FY02-16 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$73,000,000	\$37,740,000	\$13,620,000	\$124,360,000
Historic Preservation	\$9,125,000	\$4,717,500	\$1,702,500	\$15,545,000
Open Space	\$9,125,000	\$4,717,500	\$1,702,500	\$15,545,000
<b>Total:</b>	\$91,250,000	\$47,175,000	\$17,025,000	\$155,450,000

## Detail of Fund Allocations and Appropriations FY02-FY16

Affordable Housing Trust

\$124,360,000

### Historic Preservation

Fiscal Year	Project Description	Amount
FY2007	Archives rest.DPW, Main Library, Clerk	\$195,000
FY2006	Brattle-Craigie Park	\$200,000
FY2004	Cambridge Cemetery, fence, 76 Coolidge Ave.	\$125,000
FY2005	Cambridge Cemetery Chapel, 76 Coolidge Ave.	\$100,000
FY2007	Cambridge Cemetery, steps and curbs	\$50,000
FY2008	Cambridge Cemetery, steps and curbs	\$50,000
FY2009	Cambridge Cemetery, receiving tomb	\$25,000
FY2009	Cambridge Cemetery, steps and curbs	\$30,000
FY2010	Cambridge Cemetery, steps and curbs	\$30,000
FY2011	Cambridge Cemetery, granite steps and curbs	\$30,000
FY2012	Cambridge Cemetery Steps and Curbs	\$30,000
FY2013	Cambridge Cemetery, stairs and enclosures	\$28,000
FY2014	Cambridge Cemetery, granite stairs	\$30,000
FY2016	Create database of Cambridge Cemetery Burials	\$35,000
	<b>Cambridge Cemetery Total</b>	<b>\$563,000</b>
FY2004	Cambridge Common	\$350,000
FY2005	Cambridge Common	\$227,000
FY2006	Cambridge Common	\$280,000
FY2008	Cambridge Common	\$19,390
	<b>Cambridge Common Total</b>	<b>\$876,390</b>
FY2004	Cambridge Main Library, 449 Broadway	\$900,000
FY2008	Cambridge Public Library, archives	\$75,000
FY2010	Cambridge Public Library, digitization	\$50,000
	<b>Cambridge Public Library Total</b>	<b>\$125,000</b>
FY2008	City Clerk, archives	\$60,000
FY2009	City Clerk, archives (supplies)	\$3,700
FY2009	City Clerk, vault	\$119,535
FY2010	City Clerk, vault	\$47,000
FY2011	City Clerk, records rooms	\$50,000
FY2013	City Clerk vault phase 2	\$70,000
FY2014	City Clerk vault phase 2	\$70,000
FY2015	City Clerk vault phase 2	\$31,000
FY2016	City Clerk vault construction	\$246,675
	<b>City Clerk Vault Total</b>	<b>\$697,910</b>

**Detail of Fund Allocations and Appropriations FY02-FY16  
(From all sources) (cont.)**

FY2008	City Engineer, archives	\$140,000
FY2012	City Engineer, Document Scanning	\$20,000
FY2013	City Engineer, Document Scanning	\$15,000
	<b>City Engineer, Document Scanning Total</b>	<b>\$175,000</b>
FY2005	City Hall, floors	\$369,000
FY2006	City Hall, floors	\$100,000
FY2007	City Hall, stairs	\$125,000
FY2007	City Hall, City Council Chamber improvements	\$75,000
FY2010	City Hall, waterproofing	\$80,000
FY2011	City Hall, waterproofing	\$140,000
FY2012	City Hall Painting Project	\$105,000
FY2013	City Hall Public Area woodwork restoration	\$40,000
FY2013	City Hall, Replace Exterior Window Sills	\$195,000
FY2014	City Hall interior storm windows	\$23,500
FY2014	City Hall, replace exterior window sills	\$212,000
	<b>City Hall Total</b>	<b>\$1,464,500</b>
FY2006	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2009	Collins Branch Library, accessibility	\$136,765
	<b>Collins Branch Library Total</b>	<b>\$236,765</b>
FY2013	CPL. Burns Shelter, design and testing	\$21,000
FY2009	Digitization of City Council videotapes	\$10,000
FY2009	Digitization, Cambridge Chronicle 1846-	\$60,000
FY2011	Digitization of historic photo collection	\$30,000
FY2016	Digitization, Cambridge Newspapers	\$93,325
	<b>Digitization Total</b>	<b>\$193,325</b>
FY2007	Electrical Dept. Garage	\$80,000
FY2011	Eng. 1(491 Bway)& 6(176 Riv), windows & cupola	\$15,000
FY2007	Engine 5, 220 Hampshire St.	\$100,000
FY2008	Eng. 5, 220 Hampshire St, roof, winds, masonry	\$115,000
FY2010	Engine 5, 220 Hampshire St, roof, doors	\$20,000
	<b>Engine 5 Total</b>	<b>\$235,000</b>
FY2008	Engine 6, 176 River St	\$50,000
FY2014	Engine 6, 176 River St	\$54,500
	<b>Engine 6 Total</b>	<b>\$104,500</b>
FY2010	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000

**Detail of Fund Allocations and Appropriations FY02-FY16  
(From all sources) (cont.)**

FY2013	Fire HQ door replacement	\$11,000
FY2004	Former Police Station Hdqtrs, 5 Western Ave., Iron work	\$35,000
FY2011	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
FY2012	Former Police Station Hdqtrs, 5 Western Ave., Adaptive Reuse	\$250,000
	<b>Former Police Station Hdqtrs, 5 Western Ave. Total</b>	<b>\$535,000</b>
FY2007	Fort Washington, Waverly St., gate	\$75,000
FY2008	Fort Washington, Waverly St, irrigation	\$40,000
	<b>Fort Washington, Waverly St. Total</b>	<b>\$115,000</b>
FY2006	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2008	Fresh Pond Golf Course, clubhouse roof	\$170,610
	<b>Fresh Pond Golf Course Total</b>	<b>\$210,610</b>
FY2013	Fresh Pond intake structure	\$10,000
FY2013	Historic Marker Prototype Design	\$40,000
FY2016	Kingsley Park overlook restoration	\$30,000
FY2016	Longfellow Park, staircase restoration	\$50,000
FY2016	Lowell Park, landscape plan and wall restoration	\$85,000
FY2012	Magazine Beach Powderhouse Preservation Repairs	\$25,000
FY2014	Magazine Beach Powderhouse	\$100,000
FY2015	Magazine Beach Landscape Plan	\$56,500
	<b>Magazine Beach Total</b>	<b>\$181,500</b>
FY2007	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2015	O'Connell Library, exterior	\$325,000
	<b>O'Connell Library Total</b>	<b>\$375,000</b>

**Detail of Fund Allocations and Appropriations FY02-FY16  
(From all sources) (cont.)**

FY2008	Old Burying Ground, table tombs	\$40,000
FY2009	Old Burying Ground, table tombs	\$30,000
FY2010	Old Burying Ground	\$40,000
FY2011	Old Burying Ground (ongoing)	\$40,000
FY2012	Old Burying Ground gravestone Restoration	\$30,000
FY2013	Old Burying Ground, headstone and tomb restoration	\$35,000
FY2014	Old Burying Ground, headstone and tomb restoration	\$40,000
FY2015	Old Burying Ground	\$30,000
FY2016	Old Burying Ground, headstone and tomb restoration	\$30,000
	<b>Old Burying Ground Total</b>	<b>\$315,000</b>
FY2002- FY2016	Preservation Grants	\$6,884,000
FY2015	Rebind Atlases and Directories	\$7,500
FY2009	Shady Hill Square, preservation restriction	\$175,000
FY2015	YWCA shelter	\$200,000
	<b>Historic Preservation Total</b>	<b>\$15,545,000</b>

## Detail of Fund Allocations and Appropriations FY02-FY16 (From all sources) (cont.)

Open Space		
Fiscal Year	Project Description	Amount
FY2016	Amigos School Playground	\$500,000
FY2006	Black's Nook and Black' Nook Access Area Improvements	\$80,000
FY2008	Black's Nook and Black' Nook Access Area Improvements	\$250,000
FY2010	Black's Nook and Black' Nook Access Area Improvements	\$250,000
FY2011	Black's Nook and Black' Nook Access Area Improvements	\$350,000
	<b>Black's Nook and Black' Nook Access Area Improvements Total</b>	<b>\$930,000</b>
FY2015	Cambridgeport School Playground	\$500,000
FY2005	Cambridge Watershed Land Acquisition (Lincoln, MA)	\$1,150,000
FY2016	Clarendon Avenue Playground Design	\$260,000
FY2016	CRLS Tennis Courts Structural Study	\$60,000
FY2013	Community Gardens	\$100,000
FY2009	Drainage Improvements Project	\$75,000
FY2010	Drainage Improvements Project	\$155,000
	<b>Drainage Improvements Project Total</b>	<b>\$230,000</b>
FY2009	Ecological Inventory of Upland Watershed Property	\$100,000
FY2013	Elm/ Hampshire Plaza Bishop Allen/Main St. Park	\$320,000
FY2004	Fresh Pond Watershed Soil Stabilization	\$150,000
FY2007	Fresh Pond Reservation - Earthen Berm	\$275,000
FY2009	Fresh Pond Reservation Circulation and Access Plan	\$50,000
	<b>Fresh Pond Reservation Total</b>	<b>\$475,000</b>
FY2007	Glacken Slope Stabilization and Access Plan	\$60,000
FY2011	Glacken Slope Stabilization and Access Plan	\$350,000
FY2012	Glacken Slope Stabilization and Access Plan	\$350,000
	<b>Glacken Slope Stabilization and Access Plan Total</b>	<b>\$760,000</b>
FY2016	Greenbough Blvd/ Hell's Acre	\$90,000
FY2014	Haggerty School Playground Improvements	\$600,000
FY2015	Haggerty School Playground Improvements	\$175,000
	<b>Haggerty School Playground Improvements Total</b>	<b>\$775,000</b>

**Detail of Fund Allocations and Appropriations FY02-FY16  
(From all sources) (cont.)**

FY2013	Hurley Playground	\$400,000
FY2007	Kingsley Park Slope Stabilization	\$25,000
FY2009	Kingsley Point Restoration	\$600,000
	<b>Kingsley Park Restoration Total</b>	<b>\$625,000</b>
FY2004	Little Fresh Pond Bank and Shoreline Restoration	\$150,000
FY2006	Little Fresh Pond Bank and Shoreline Restoration	\$200,000
FY2007	Little Fresh Pond Bank and Shoreline Restoration	\$100,000
	<b>Little Fresh Pond Bank and Shoreline Restoration Total</b>	<b>\$450,000</b>
FY2006	Mahoney's Site Restoration	\$800,000
FY2016	Morse School Playground design	\$260,000
FY2005	Northeast Sector/Fresh Pond Improvements Project	\$1,800,000
FY2008	Northeast Sector Final Change Order on Re-vegetation	\$75,000
	<b>Northeast Sector Project Total</b>	<b>\$1,875,000</b>
FY2006	Old Field/Birch Grove	\$120,000
FY2007	Old Field/Birch Grove Restoration	\$375,000
	<b>Old Field/Birch Grove Restoration Total</b>	<b>\$495,000</b>
FY2013	Pacific Street/ Passive Area and Dog Park	\$100,000
FY2015	Pacific Street/ Passive Area and Dog Park	\$70,000
	<b>Pacific Street/ Passive Area and Dog Park Total</b>	<b>\$170,000</b>
FY2006	Purchase 12-14 Watson Street	\$153,655
FY2013	Railroad Rights of Way	\$250,000
FY2013	Replacement of Basketball and Tennis Courts	\$530,000
FY2013	Replacement of School Playgrounds	\$300,000
FY2014	Sacramento Field Renovations	\$430,000
FY2015	Sacramento Field Renovations	\$420,000
	<b>Sacramento Field Renovations Total</b>	<b>\$850,000</b>
FY2015	Sennott Park Basketball Courts	\$85,000
FY2011	Upcountry Watershed and Water Quality Improvements	\$200,000

**Detail of Fund Allocations and Appropriations FY02-FY16  
(From all sources) (cont.)**

<b>FY2008</b>	Watershed Protection and Restoration of Stream "C"	\$250,000
<b>FY2010</b>	Watershed Protection and Restoration of Stream "C"	\$250,000
<b>FY2011</b>	Watershed Protection and Re-vegetation- Golf Course	\$55,000
<b>FY2012</b>	Watershed Protection- Parkway Community Garden	\$350,000
<b>FY2012</b>	Watershed Protection and Landscape Stabilization- Golf Course	\$260,000
	<b>Watershed Protection and Restoration Total</b>	<b>\$1,165,000</b>
<b>FY2009</b>	Watershed Slope and Soil Stabilization Project	\$250,000
<b>FY2010</b>	Watershed Slope and Soil Stabilization Project	\$250,000
	<b>Watershed Slope and Soil Stabilization Project Total</b>	<b>\$500,000</b>
<b>FY2012</b>	Reserve transfer for the purchase of 53.6 acres of Denormandie property In Lincoln Ma	\$1,152,247
	Open Space Reserve appropriations only/ does not include \$1.2m in transfers	-\$965,902
	<b>Open Space Total</b>	<b>\$15,545,000</b>

## Summary of Reserve Allocations

### Historic Preservation Reserve

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$810,000			\$810,000
FY04	\$810,000	\$36,000	(\$810,000)	\$36,000
FY05	\$36,000		(\$36,000)	\$0
FY06	\$0			\$0
FY07	\$0	\$18,750 (1)		\$18,750
FY08	\$18,750			\$18,750
FY09	\$18,750			\$18,750
FY10	\$18,750			\$18,750
FY11	\$18,750			\$18,750
FY12	\$18,750			\$18,750
FY13	\$18,750			\$18,750
FY14	\$18,750	\$22,607 (6)		\$41,357
FY15	\$41,357			\$41,357
FY16	\$41,357			\$41,357

### Open Space Reserve

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$1,350,000			\$1,350,000
FY04	\$1,350,000	\$760,000		\$2,110,000
FY05	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY06	\$260,000		(\$153,655)	\$106,345
FY07	\$106,345	\$1,615,000 (2)		\$1,721,345
FY08	\$1,721,345	\$685,000		\$2,406,345
FY09	\$2,406,345	\$15,000 (3)		\$2,421,345
FY10	\$2,421,345			\$2,421,345
FY11	\$2,421,345			\$2,421,345
FY12	\$2,421,345		(\$1,152,247) (4)	\$1,269,098
FY13	\$1,269,098		(\$1,035,000) (5)	\$234,098
FY14	\$234,098			\$234,098
FY15	\$234,098			\$234,098
FY16	\$234,098			\$234,098

(1) Includes the CPA Committee vote on 6/11/07 to approve a transfer of \$18,750 from Historic Preservation to the Historic Reserve.

(2) Includes a \$400,000 transfer back to Open Space Reserve on 6/28/06 as a result of the City receiving a State Self-Help Grant for the Lincoln Land purchase, plus an FY07 allocation of \$415,000.

(3) Includes a \$15,000 transfer back to Open Space Reserves.

(4) Includes the CPA Committee vote on 5/5/12 to approve a transfer of \$1,152,247 for the purchase of 53.6 acres of DeNormandie property in Lincoln, MA.

(5) Includes the CPA Committee vote on 9/4/2012 to approve a transfer of \$1,035,000 for appropriation to Public Investment Fund Projects.

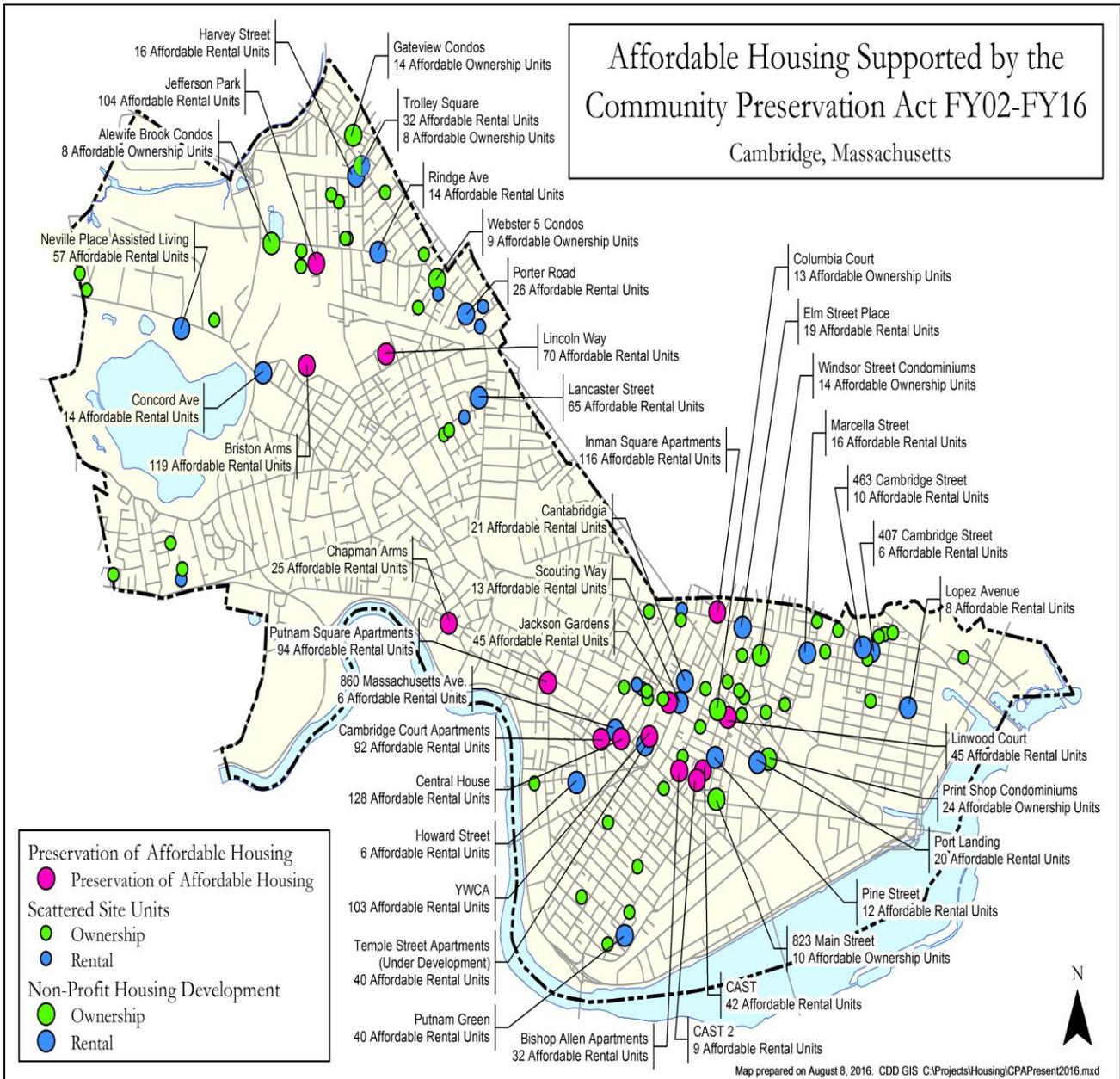
(6) Includes the CPA Committee vote on 9/10/13 to approve a transfer of \$22,607 (Historic Preservation) to Historic Reserves.

# FY17 Recommended Use of Housing Funds: \$9,840,000 (80%)

- Preservation of affordable housing with expiring use restrictions
- Acquisition of existing multi-family rental buildings to create affordable units
- New construction of affordable housing
- Conversion of commercial, industrial, and institutional properties into affordable housing
- Financial Assistance for first-time homebuyers



# Affordable Housing Supported by the CPA FY02-FY16



# Trust/CPA Commitments (FY02-FY16)



- 1-3 Marcella St – 16 rental units
- 22 Lopez Ave – 8 rental units
- 25-27 Howard St – 6 rental units
- 35 Harvey St – 16 rental units
- 407-411 Cambridge St – 6 rental units
- 463 Cambridge St \* – 10 rental units
- 479-481 Concord Ave – 14 rental units
- 78-80 Porter Rd – 26 rental units
- 95-97 Pine St – 12 rental units
- Alewife Brook Condos – 8 ownership units
- Bishop Allen Apts \* – 32 rental units
- Briston Arms \* – 119 rental units
- Cambridge YWCA – 103 rental units
- Cambridge Court Apts – 92 rental units
- Cantabridgia Apts – 21 rental units
- CAST Apts – 42 rental units
- CAST 2 Apts – 9 rental units
- Central House SRO – 128 rental units
- Chapman Arms Apts – 25 rental units
- CHA Condo Acquisition Program – 14 rental
- Columbia Ct – 13 ownership units
- Elm Pl – 19 rental units
- FTHB Financial Assistance – 53 ownership units
- Gateview Condos – 14 ownership units
- Inman Square Apts – 116 rental units
- Jackson Gardens – 45 rental units
- Jefferson Park Apts \*\* – 104 rental units
- Lancaster St Apts – 65 rental units
- Linwood Ct – 45 rental units
- Lincoln Way – 70 rental units
- Main and Cherry Condos – 10 ownership
- Neville Pl – 57 rental units
- Port Landing\*\* – 20 rental units
- Putnam Green - 40 rental units
- Putnam Square Apts \* – 94 rental units
- Print Shop Condos – 24 ownership units
- Rindge Ave SRO Housing – 14 rental units
- Scouting Way – 13 rental units
- Temple Pl \*\* – 40 rental units
- Trolley Sq – 32 rental, 8 ownership units
- Webster 5 Condos – 9 ownership units
- Windsor St Condos – 14 ownership units
- \* rehab underway
- \*\* under construction

# Continued Need for Affordable Housing

There are 565 units facing expiring affordability restrictions before 12/31/2020.

The waiting lists with the Cambridge Housing Authority (CHA) for affordable rental housing are closed and not expected to be reopened for 2 years. At the time of closure, there were 11,009 distinct applicants. Currently in the Community Development Department (CDD) applicant pools, there are:

- 1623 applicants in the rental pool
- More than 300 applicants in the homeownership pool.

In order to afford the median market asking rent for a two-bedroom apartment in Cambridge, a two-earner household being paid Cambridge's living wage would each have to work more than 75 hours per week to afford the rent.

In 2015, the median market price for a condominium in Cambridge was more than \$610,000, which would require an income of more than \$130,000 per year to purchase without a significant down payment.

## 2016 Median Market Asking Rents

1-bedroom	\$ 2,300
2-bedroom	\$ 2,800
3-bedroom	\$ 3,400



# Housing CPA Funds FY02-FY16 \$124,000,000

Preservation of Affordable Housing	1000 units
Acquisition/Creation of Rental Units	459 units
First- Time Homebuyer Units	154 units
<b>Total</b>	<b>1,613 units</b>

CPA funds committed to affordable housing have leveraged approximately **\$433 million** from other public and private sources.



## Jefferson Park State

The Cambridge Housing Authority is in the process of redeveloping its Jefferson Park State development. Demolition of the existing four buildings from the 1950s has been completed. CHA has started construction of new energy efficient buildings that will result in 104 affordable units. The site will also be improved by restoration of the original street grid, connecting the site to the neighborhood.

- 104 affordable rental units
- \$57,059,276 million development
- \$6,370,000 million Trust/CPA
- \$50,689,267 million leveraged



## New Development

In FY2017, the City will work with affordable housing developers to initiate affordable housing developments. Two new affordable housing developments will be advanced early in the year.



## Port Landing/131 Harvard Street

Construction is nearing completion at Port Landing, 131 Harvard Street. Twenty low- and moderate-income households should be moving into these new units in the fall. More than 1,100 households applied for available units. The creation of these homes close to jobs, transportation and all the amenities of Kendall Square will transform this long-vacant parcel into a community asset.

- 20 affordable rental units
- \$9.9 million development
- \$2.9 million Trust/CPA
- \$7 million leveraged



## Homebuyer Assistance

Through the Financial Assistance program and the First Time Homebuyer Program, income eligible individuals and families have been able to purchase an affordable home in Cambridge. Over the last 5 years, more than 75 first time homebuyers have been assisted in purchasing property.



# FY17 Recommended Use of Historic Preservation Funds: \$1,230,000 (10%)

<b>Archives</b>	<b>Amount</b>
Preservation scanning of city directories	<b>\$10,000</b>
<b>Historic Landscapes:</b>	
Brattle Street bluestone sidewalk restoration	<b>\$150,000</b>
Lowell Park landscape plan	<b>\$60,000</b>
Magazine Beach Powderhouse interior rehab	<b>\$100,000</b>
Magazine Beach signage	<b>\$16,600</b>
Old Burying Ground, headstone and table tomb restoration	<b>\$30,000</b>
<b>Preservation Grants:</b>	
	<b>\$600,000</b>
<b>Public Buildings:</b>	
City Clerk vault construction	<b>\$263,400</b>
<b>Total</b>	<b>\$1,230,000</b>

The Cambridge Historical Commission has a complete set of Cambridge city directories, which were published almost every year from 1846 to 1972. Directories list every householder and tenant in the city, and give their residence, occupation, and place of work – an invaluable source for research by staff and members of the public. The Commission’s directories receive heavy use, and must be scanned for continued access.



## Historic Landscapes

### Brattle Street Sidewalk Repair

The 1887 bluestone slab sidewalks on the north side of Brattle Street between Mason and Craigie streets are in serious disrepair. Replacement or resetting the shattered and displaced bluestone in front of the Longfellow-Washington's Headquarters National Historic Site will meet current accessibility regulations.



### Lowell Park Landscape Plan

An \$85,000 CPA appropriation in FY2016 supported the current restoration of the deteriorated brick wall along Brattle Street. The requested appropriation for FY2017 will enable preparation of a landscape master plan for the entire park and will be fully matched by DCR.



Lowell Park, ca. 1900



Lowell Park wall restoration

### **Magazine Beach**

Cambridge's appropriation of \$181,500 in CPA funds for the restoration of the powderhouse and completion of the Magazine Beach master plan has resulted in \$700,000 in capital expenditures by DCR. Additional investment is necessary to complete the project.

### **Powderhouse Facilities**

The exterior of the 1807 powderhouse has been fully restored, but the building remains a shell. Provision of lighting and accessible bathrooms will fill an urgent public need and make the building more desirable for a commercial tenant. Total project cost estimated at \$175,000-\$200,000; DCR will match city's contribution.



*Restored masonry, with new roof, windows and security door.*

### **Old Burying Ground Improvements**

The city's oldest cemetery is in continual need of specialized maintenance. This grant will continue a multi-year restoration of headstones and tombs at the cemetery.



## Preservation Grants (CHC)

### Affordable Housing

- The CHC's Preservation Grant Program has funded exterior restoration of affordable housing projects since 1975.
- The program offers up to \$30,000 through the Home Improvement Program and up to \$100,000 per project to affordable housing agencies.



**CPA historic preservation funds supported the restoration of this house on Allston Street that burned in 2013.**

### Institutional

- Many non-profits, including churches and community groups, own deteriorating historic buildings.
- Institutional Preservation Grants (IPG) offer up to \$100,000 for overall exterior preservation, code compliance and barrier-free access where historic fabric is directly involved.
- 84 IPG's have been awarded since FY05, 70 projects have been completed and 14 are under construction or cleared to proceed.
- 94 IPG's have been awarded since FY05. 76 projects have been completed and 18 are under construction or cleared to proceed.



## Public Buildings

### City Hall – New vault for City Clerk

Many irreplaceable City records are stored in unsafe conditions. Conversion of a former boiler room in the basement of City Hall will provide climate-controlled high density storage for years to come. This appropriation when added to previous grants will allow completion of the project.



# Historic Preservation

## Eligible Activities:

Preservation, rehabilitation or restoration of eligible historic resources

## Eligible Historic Resources:

- Listed on or eligible for the Mass. Register of Historic Places
- Determined by the Cambridge Historical Commission (CHC) to be significant in the history, archeology, architecture or culture of the city

## Cambridge Projects:

- Preservation Grants for institutions and affordable housing
- Restoration of public buildings, landscapes and archives



# Affordable Housing Preservation Grant Summary FY03-FY16

Project	Agency	Amount
1 Allston Ct.	Just-A-Start, Corp.	\$ 30,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$ 50,000
101 1/2 Inman St.	Homeowners Rehab, Inc.	\$ 37,675
10-12 Boardman St.	Just-A-Start, Corp.	\$ 8,909
11 Foch St.	Homeowners Rehab, Inc.	\$ 15,000
11 Speridakis Ter.	Just-A-Start, Corp.	\$ 14,865
124 Thorndike St.	Just-A-Start, Corp.	\$ 18,500
131-133 Fayerweather St.	Homeowners Rehab, Inc.	\$ 30,000
135 Western Ave.	Just A Start, Inc.	\$ 30,000
135 Western Ave.	Just A Start, Inc.	\$ 30,000
139 Spring St.	Cambridge Community Housing Development	\$ 59,150
14 Carlisle St.	Homeowners Rehab, Inc.	\$ 30,000
14 Dinsmore Ct.	Homeowners Rehab, Inc.	\$ 2,200
14 Upton St.	Just-A-Start, Corp.	\$ 21,075
146-152 Prospect St.	Just-A-Start, Corp.	\$ 50,000
151-157 Allston St.	Homeowners Rehab, Inc.	\$ 50,000
151-157 Allston St.	Cambridge Community Housing Development	\$ 50,000
151-157 Allston St.	Cambridge Community Housing Development	\$ 30,000
151 Clark St.	Homeowners Rehab, Inc.	\$ 18,000
17 Milton St.	Cambridge Neighborhood Apartment Housing Services	\$ 28,250
171-173 Columbia St.	Homeowners Rehab, Inc.	\$ 30,000
175-177 Columbia St.	Homeowners Rehab, Inc.	\$ 30,000
18-20 Carlisle St.	Homeowners Rehab, Inc.	\$ 30,000
19 Howard St.	Just-A-Start, Corp.	\$ 30,000
196-198 Auburn St.	Share Associates	\$ 32,316
20 Kelly Rd.	Just-A-Start, Corp.	\$ 25,000
201-203 Columbia St.	Just-A-Start, Corp.	\$ 50,000
209 Columbia St.	Just-A-Start, Corp.	\$ 50,000
2103 Massachusetts Ave.	Cambridge and Somerville Community Action Program	\$ 100,000
22-24 Flagg St.	Homeowners Rehab, Inc.	\$ 25,000
23-25 Madison Ave.	Homeowners Rehab, Inc.	\$ 36,000
237 Allston St.	Just-A-Start, Corp.	\$ 4,900
2-4 University Rd.	Homeowners Rehab, Inc.	\$ 50,000
24-36 Fulkerson St.	Homeowners Rehab, Inc.	\$ 35,000
25 Tremont St.	Just-A-Start, Corp.	\$ 25,000
25 Wendell St.	Homeowners Rehab, Inc.	\$ 46,750
25-27 Howard St.	Cambridge Community Housing Development	\$ 50,000
253-255 Windsor St.	Homeowners Rehab, Inc.	\$ 8,200
259 Windsor-24 Market St.	Cambridge Community Housing Development	\$ 32,191

269 Norfolk St.	Just-A-Start, Corp.	\$ 30,000
27 Tremont Street	Just-A-Start, Corp.	\$ 25,000
27 Tremont Street	Homeowners Rehab, Inc.	\$ 30,000
28 Sixth St.	Just-A-Start, Corp.	\$ 37,200
288 Washington St.	Just-A-Start, Corp.	\$ 29,300
296 Washington St.	Lead-Safe Cambridge	\$ 19,350
300 Prospect St.	Homeowners Rehab, Inc.	\$ 30,000
323 Allston St.	Just A Start, Inc.	\$ 4,220
341 Columbia St.	Homeowners Rehab, Inc.	\$ 93,387
342 Norfolk St.	Just-A-Start, Corp.	\$ 30,000
367-369 Western Avenue	Just-A-Start, Corp.	\$ 30,000
367-369 Western Avenue	Just-A-Start, Corp.	\$ 30,000
4 Tremont St.	Just-A-Start, Corp.	\$ 3,000
407 Cambridge St.	Cambridge and Somerville Community Action Program	\$ 50,000
424-432 Windsor St.	Just-A-Start, Corp.	\$ 30,000
44 Webster Ave.	Just-A-Start, Corp.	\$ 30,000
45 Garfield St.	Homeowners Rehab, Inc.	\$ 32,200
45 Garfield St.	Homeowners Rehab, Inc.	\$ 17,100
49-53 Columbia St.	Homeowners Rehab, Inc.	\$ 50,000
51 Norfolk St.	Just-A-Start, Corp.	\$ 35,000
56 Sixth St.	Just-A-Start, Corp.	\$ 30,000
58 Seventh St.	Homeowners Rehab, Inc.	\$ 75,000
6 Cottage St.	Just-A-Start, Corp.	\$ 15,000
62 Norfolk St.	Just-A-Start, Corp.	\$ 35,000
62-64 Clifton St.	Cambridge Neighborhood Apartment Housing Services	\$ 35,000
70 Bishop Allen Dr.	Just-A-Start, Corp.	\$ 35,000
77 Bishop Allen Dr.	Just-A-Start, Corp.	\$ 35,000
86-90 1/2 Berkshire St.	Cambridge Community Housing Development	\$ 23,000
901 Massachusetts Ave.	Homeowners Rehab, Inc.	\$ 85,000
95-97 Pine St.	Homeowners Rehab, Inc.	\$ 75,000
96 Gore St.	Just-A-Start, Corp.	\$ 18,530
75-79 Kinnaird St.	Homeowners Rehab, Inc.	\$ 40,000
17 Seventh St.	Homeowners Rehab, Inc.	\$ 10,500
22 Plymouth St.	Just A Start, Inc.	\$ 30,000
45 Harding St.	Just A Start, Inc.	\$ 30,000
9 Kenwood St.	Just A Start, Inc.	\$ 30,000
<b>Grand Total</b>		<b>\$ 2,531,768</b>

# Institutional Preservation Grant Summary FY04-FY16

Institution	Amount
Union Baptist Church, 872 Main St.	\$ 50,000
1st United Presbyterian Church, 1418 Cambridge St. (6 grants)	\$ 281,318
Western Avenue Baptist Church, 299 Western Ave.	\$ 100,000
Agassiz Neighborhood House (2 grants)	\$ 96,146
Cambridge Center for Adult Education (5 grants)	\$ 260,075
Cambridge Community Center (2 grants)	\$ 99,240
Cambridge-Ellis School (2 grants)	\$ 43,775
Cambridge Family & Children's Services (2 grants)	\$ 80,000
Cambridge Historical Society (3 grants)	\$ 212,205
Cambridge Masonic Hall, 1950 Mass. Ave	\$ 20,000
Cambridge Multicultural Arts Center, 41 Second St.	\$ 57,505
Cambridge YMCA, 820 Mass. Ave.	\$ 50,000
Cambridge YWCA, 7 Temple St.	\$ 50,000
Castle School (2 grants)	\$ 50,000
Cambridgeport Baptist Church, 130 Magazine St.	\$ 50,000
Christ Church, 0 Garden St.	\$ 30,000
Christ the King Presbyterian Church, 99 Prospect St.	\$ 57,575
Church of the New Jerusalem, 50 Quincy St.	\$ 50,000
Congregation Eitz Chayim, 136 Magazine St.	\$ 54,465
Cooper-Frost-Austin House/Historic New England, 21 Linnaean St.	\$ 25,000
Dance Complex, 536 Massachusetts Ave.	\$ 30,000
East End House, 105 Spring St.	\$ 26,350
Faith Lutheran Church (2 grants)	\$ 124,466
First Baptist Church (2 grants)	\$ 150,000
First Church of Christ Scientist (4 grants)	\$ 175,000
First Church, Congregational, 11 Garden St.	\$ 100,000
First Reformed Presbyterian Church, 51 Antrim St. (3 grants)	\$ 194,888
Grace Methodist Church, 56 Magazine St.	\$ 46,000
Harvard Epworth Methodist Episcopal Church (4 grants)	\$ 115,000
Holy Trinity Parish House, 145 Brattle St.	\$ 18,100
Margaret Fuller House (3 grants)	\$ 133,700
Masonic Temple, 1950 Massachusetts Ave.	\$ 20,000
Mass Ave. Baptist Church, 146 Hampshire St.	\$ 100,000
Massasoit Lodge, 55 Bishop Allen Drive	\$ 50,000
Mercy Corps (2 grants)	\$ 80,000
Mount Auburn Cemetery, 580 Mt Auburn St. (2 grants)	\$ 100,000
New School of Music (2 grants)	\$ 57,241
Old Cambridge Baptist Church (4 grants)	\$ 194,220
Pentecostal Tabernacle, South Campus, 56 Magazine St. (2 grants)	\$ 200,000

Reed Hall/ Episcopal Divinity School, 99 Brattle St.	\$ 48,000
St Francis of Assisi Church, 323 Cambridge St (2 grants)	\$ 200,000
St. James's Episcopal Church (2 grants)	\$ 100,000
St. Mary's Church/School Complex (5 grants)	\$ 273,050
St Paul AME Church, 31 Bishop Allen Drive	\$ 50,000
St. Paul's Catholic Church (2 grants)	\$ 130,000
St Peter's Episcopal Church (5 grants)	\$ 184,185
Temple Beth Shalom, 8 Tremont St.	\$ 3,915
Women's Educational Center, 46 Pleasant St.	\$ 43,560
First Parish Unitarian Church, 1450 Mass. Ave. (2 grants)	\$ 100,000
Longy School of Music, 1 Follen Street (4 grants)	\$ 310,000
<b>TOTAL</b>	<b>\$5,074,979</b>

**FY17 Recommended use of  
Open Space Funds:  
\$1,230,000 (10%)**

Graham and Parks School Playground	\$500,000
Fresh Pond Parkway Community Garden	\$250,000
Sennott Park (phased over 2 years)	\$480,000

**Fresh Pond Parkway Community Garden**

The first phase of the watershed improvement project between the Sozio Rotary and the Treatment Plant Entrance includes the relocation of the community garden.



### **Graham and Parks School Playground**

School playground renovation. Comprehensive renovation including new surfacing and play equipment.



### **Sennott Park**

Comprehensive renovation of playground, field area, water play area, interior walks, perimeter walks, fencing and courts. The field area is heavily used, project will include ADA and safety upgrades, and replacement of park furniture, light fixtures, information boards, and trash receptacles.

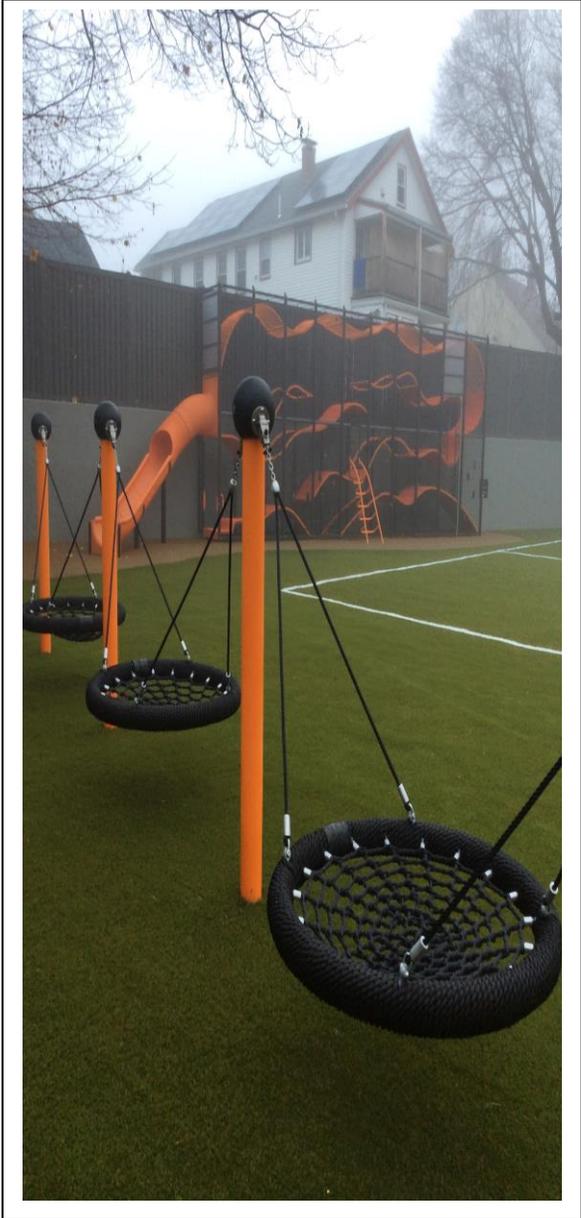


# Open Space Completed Projects

Community Garden at Hurley Park



Haggerty School Playground



# Open Space Completed Projects

Hurley Park



Elm Hampshire Plaza



## **CPAC Actions**

- 1. CPAC Meeting (5/19/16)**
- 2. Public Meeting (6/15/2016)**
- 3. Public Hearing (7/28/16)**
- 4. CPAC Vote Meeting (9/7/16)**
- 5. Refer CPAC recommendations to City Council for acceptance at 9/19/16 Council meeting**

## Appendix:

### Summary of public comments and recommendations received during the public comment period between 6/15/16 and 9/7/2016

#### Summary

Number of speakers at Public Hearing for Projects on 6/15/16	9
Number of speakers at Public Hearing for Allocations on 7/28/16	20
Number of petitions received supporting Affordable Housing	9
Number of signatures received supporting Affordable Housing	593
Number of project requests and communications received	45
<b>Public Communications Received</b>	
Supporting Affordable Housing Projects	16
Requests to continue 80% allocation of CPA funds for Affordable Housing	11
Interpretive Signage at Magazine Beach	4
Rehabilitation of Magazine Beach Powder House	3
Community indoor space for holistic practices	1
Multi Use Sports Field in East Cambridge	1
Jerry's Pit and area West of Russell Field to be incorporated into a park as a wildlife refuge site	1
Replacing dying trees in residential neighborhoods	1
Creation of 70ft baseball paths instead of 60ft fields	1
Create a new pocket park in front of the Star Market at 699 Mt. Auburn St.	1
Rehabilitation of Lowell Memorial Park	5

## **Summary of Public Hearing Comments**

### **Affordable Housing**

- Preserve long-term affordability at Fresh Pond apartments and other expiring use properties
- Maintain the 80%, 10%, 10% allocation
- Acquire land in Fresh Pond area to develop for housing
- Supports affordable housing options for low income tenants
- Preserving expiring- use housing with CPA funds
- Create a documentary film on fair housing
- Purchase Vale Court building to use for affordable housing
- Continue to support affordable housing specifically first-time homebuyer's program
- Interested in using municipal parking lots to create affordable housing units

### **Open Space**

- Proposed an allocation change to 60%, 20%, 20%
- Proposed an allocation change to 70%, 15%, 15%
- Field and playground improvements at Glacken Field, Graham and Parks School Playground, Sennott Park
- Linear park path improvements
- Fresh Pond Parkway Community Garden Project

### **Historic Preservation**

- Historic preservation project at Lowell Memorial Park
- Restoration work at Pentecostal Tabernacle Church at 56 Magazine Street
- Rehabilitation of the interior of the Magazine Beach Powder House including the creation of restrooms
- Historical signage at Magazine Beach
- Restore bluestone first blocks and tree roots along the Longfellow House
- City Clerk's vault
- Historical Preservation Grants
- Continued digitization of historic preservation projects

**Non CPA Funded Open Space project appropriations between FY2011-2017**

<b>Fiscal Year</b>	<b>Project Description</b>	<b>Amount</b>	<b>Source of Funds</b>
2011	Danehy Park Soccer Field	\$700,000	Bond
2013	Danehy Park Soccer Field	\$1,540,000	Bond
2015	Danehy Park Soccer Field- installation of artificial turf	\$1,150,000	Bond
2012	Renovation of Alberico, David Nunes and Fulmore Parks	\$1,240,000	Bond
2012	Riverside Press Park Community Garden	\$60,000	Bond
2013	Pacific Street Dog Park	\$50,000	Bond
2013	Waverly Street Path Construction	\$332,000	Property Tax
2014	Cambridge Common (Total cost \$6.25M through various funding sources)	\$2,180,000	Bond
2017	Cambridge Common Enhancement Project	\$500,000	Bond
2014	Haggerty School and Playground Renovations	\$55,000	Free Cash
2015	Kingsley Park Restoration	\$600,000	Water Service Charges
2016	Kingsley Park Restoration	\$250,000	Water Service Charges
2016	Morse School Playground	\$940,000	Free Cash
2016	Clarendon Avenue Playground	\$700,000	Free Cash
2017	Fresh Pond drainage and Community Garden project	\$600,000	Water Service Charges
2017	Grand Junction Path (phased over 4 years)	\$10,000,000	Bond
2016	East Cambridge Kendal Square Open Space parks (ECKOS)	\$11,750,000	Private Developers
	<b>Total</b>	<b>\$32,647,000</b>	